

## WARRANTY DEED

033169

TRANSFER  
TAX  
PAID

36-24

THE WILFRED INVESTMENT COMPANY, a Maine Limited Partnership with an established place of business in Saco, County of York and State of Maine, and ROGER S. ELLIOTT, of Venice, in the State of Florida, for consideration paid, grant to STEPHEN WASHINGTON, of Waterville, County of Kennebec and State of Maine, whose mailing address is 24 Forest Park, Waterville, Maine 04901, with **WARRANTY COVENANTS**, the land in Waterville, Kennebec County, Maine, described as follows:

A certain lot or parcel of land, situated on the Airport Road in Waterville, Kennebec County, Maine, and further bounded and described as follows, to wit:

Beginning at an iron pin on the easterly side of the Airport Road, said pin being about six hundred ten feet (610') from the southwesterly side line of Kennedy Memorial Drive. Said pin also marking the southwesterly corner of land now or formerly owned by College Inn, Inc., and a northwesterly corner of the parcel herein described. Thence South 28° 05' West along the Airport Road for sixty and five tenths feet (60.5') to an iron pin marking land retained by the City of Waterville. Thence South 53° 51' East along land now or formerly owned by the City of Waterville for twenty feet (20.0') to land conveyed by the City of Waterville to Standard Electric Company, and continuing on the same bearing for three hundred eighty feet (380') along land of Standard Electric Company, to an iron pin marking the northeasterly corner of land of Standard Electric Company. Thence South 27° 50' West along Standard Electric Company land for two hundred and two tenths feet (200.2') to an iron pin marking the northerly line of land of Guy Gannett Publishing Co. Thence South 53° 55' East along Guy Gannett Publishing Co. land for one hundred seventy and five tenths feet (170.5') to an iron pin marking the northeasterly corner of Guy Gannett Publishing Co. land and other land of the City of Waterville. Thence on the same bearing along land of the City of Waterville for sixty feet (60.0') to an iron pin. Thence North 47° 19' East along land of the City of Waterville for six hundred eighty-five and two tenths feet (685.2') to an iron pin near the southerly line of land of Waterville City Motel. Thence on the same bearing for a short distance to land of Waterville City Motel. Thence northwesterly about three hundred thirty-three feet (333' more or less) to an iron pin marking the easterly side of land now or formerly of Bertram C. Tackeff. The bearing between the last two mentioned iron pins is North 56° 56' West, and the distance between those pins is three hundred thirty-three and one tenth feet (333.1'). Thence South 28° 44' West along land of Bertram C. Tackeff for four hundred one and nine tenths feet (401.9') to an iron pin marking the southerly corner of land of Tackeff. Thence North 53° 17' West along Bertram C. Tackeff land for two hundred sixteen feet (216') to an iron pin marking the southwesterly corner of land of Bertram C. Tackeff and the southeast corner of College Inn, Inc. land. Thence North 53° 53' West along land of College Inn, Inc. for three hundred three and nine tenths (303.9') more or less to the point of beginning.

The above described parcel is subject to a thirty foot utility easement given by the Inhabitants of the City of Waterville to the Waterville Sewerage District by deed dated September 20, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1598, Page 762 and shown on a plan entitled "Waterville Sewerage District Record Plan Kennedy Memorial Drive - As Built

Sewer Location and Easements" November 1972, Sheet #3.

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The hereinabove described parcel of land contains 202,353 square feet or 4.645 acres, more or less.

The above described parcel is designated as Lot 6 of the Airport Road Subdivision, File #E-83122, Kennebec Registry, and incorporates herein the four restrictive covenants as set forth in the above-cited File number and makes the herein described parcel subject to said restrictions. Also conveyed is a right of way in common with others as more particularly described in Exhibit A attached hereto and made a part hereof. Title reference is made to deed from the Inhabitants of the City of Waterville to Saco Construction, Inc. and Roger S. Elliott, dated April 3, 1985 and recorded in said Registry of Deeds in Book 2785, Page 129. Further title reference is made to warranty deed of Saco Construction, Inc. to The Wilfred Investment Company, dated November 27, 1985 and recorded in said Registry of Deeds in Book 2895, Page 299.

EXCEPTING AND RESERVING HEREFROM, a certain lot or parcel of land containing 2.63 acres, and being more fully described in warranty deed from The Wilfred Investment Company and Roger S. Elliott, dated December 20, 1985 and recorded in said Registry of Deeds in Book 2895, Page 302.

IN WITNESS WHEREOF, the said THE WILFRED INVESTMENT COMPANY has caused this instrument to be signed by Francis Dumais, its General Partner, thereunto duly authorized as of this 17<sup>th</sup> day of DECEMBER, 1997.

Witness:

THE WILFRED INVESTMENT COMPANY

*Francis Dumais*

By *Francis Dumais*

Francis Dumais, its General Partner

IN WITNESS WHEREOF, the said ROGER S. ELLIOTT, has hereunto set his hand and seal, this 8<sup>th</sup> day of December, 1997.

Witness:

*R. Dickerson*  
R. DICKERSON

*R. S. Elliott*  
ROGER S. ELLIOTT

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STATE OF MAINE  
COUNTY OF YORK

December 17, 1997

Then personally appeared the above named Francis Dumais, General Partner of said The Wilfred Investment Company and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said The Wilfred Investment Company.

Before me,

Stephen F. DUBORD  
STEPHEN F. DUBORD  
Notary Public

Attorney-at-Law

## EXHIBIT A

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Also conveying a right of way to the grantee, his heirs and assigns, for all purposes including ingress and egress from Airport Road to the parcel conveyed herein and the right to install utility services in, over and under the same, said right of way to be partially 50 feet in width and partially 60 feet in width. The 50 foot portion has a northwesterly bound of which is the 115.7 foot bound in the deed to Boyd P. Brown, Jr., and Marguerite P. Brown recorded in the Kennebec County Registry of Deeds in Book 2895, Page 302 and the northeasterly bounds of which are the 216.0 foot bound and the 303.9 foot bound, in said deed. So much of said right of way as adjoins the bounds above described as being 20 feet along land formerly owned by the City of Waterville and 380' along land now or formerly of Standard Electric Company shall be 60 feet in width. Said right of way is depicted on the Plan recorded in Plan File No. E-97-246 of the Kennebec County Registry of Deeds.

RECEIVED KENNEBEC SS.

97 DEC 29 AM 9:00

ATTEST: *Therese Ruth Brown*  
REGISTER OF DEEDS